Staff Summary Report

Tempe

Hearing Officer Hearing Date: November 6, 2007 Agenda Item Number: 13

SUBJECT: This is a public hearing for a request by MOTOROLA located at 8201 South Hardy Drive for one (1) use permit.

DOCUMENT NAME: 20071106dssd09 PLANNNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by TEMPE POLICE DEPARTMENT SOUTH SUBSTATION – MOTOROLA (PL070447) (Alan Wawrzyniak/Patriot Tower, applicant; City of Tempe, property owner) located at 8201 South Hardy Drive in the GID, General Industrial District for:

ZUP07167 Use permit to allow communication antennas on an existing one-hundred-fifty foot (150') monopole.

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

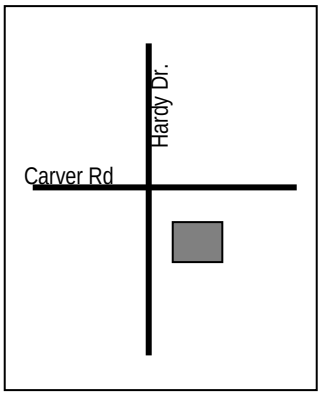
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) SEA

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-4

ADDITIONAL INFO: The applicant, Patriot Tower is seeking approval of a use permit to add wireless antennas to the existing one-hundred-fifty (150) foot Police Communications Monopole. The project is located at 8201 South Hardy Drive in the GID, General Industrial District. The existing tower and the proposed antennas will be located inside the South Police Substation. The property is located south of Carver Road and east of Hardy Drive. To date, staff has received no public input on this request and recommends approval of the proposal as submitted, with conditions.



PAGES:

1. List of Attachments
2. Comments; Reason for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3-4. Letter of Intent
5-6. Site plan
7. Enlarged Site Plan
8. Elevation(s)
9. Applicant's Photograph(s)
10. Staff Photograph(s)

COMMENTS:

The applicant, Patriot Tower is seeking approval of a use permit to add wireless antennas to the existing one-hundred-fifty (150) foot Police communications monopole. The project is located at 8201 South Hardy Drive in the GID, General Industrial District. The existing one hundred and fifty (150) foot tower, with the proposed antennas will be located inside the Tempe Police South Substation yard. The location of the ground equipment will be inside the existing equipment shelter. The new antennas are required for the new public safety communications system that will be used by the City of Phoenix and the City of Tempe public safety personnel. The new antennas will consist of two (2) 14'-0" Omni antennas, three (3) 9'-0" Omni antennas and one (1) 3'-0" microwave dish. Staff recommends approval of the proposal as submitted, with conditions.

Use Permit

The Zoning and Development Code requires a use permit for a wireless telecommunications antenna in all zoning districts including the GID, General Industrial District. This use permit request meets all applicable tests in the following manner:

a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
   - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.

b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
   - As the proposal is for a wireless antenna; there should be no nuisances.

c. Compatibility with existing surrounding structures and uses;
   - The proposed use appears to be compatible with surrounding the uses.

Conclusion

Staff recommends approval of the use permit, subject to the conditions of approval.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITION(S)
OF APPROVAL:

1. Obtain all necessary clearances from the Building Safety Division of the Development Services Department.

2. Any intensification or expansion of use, including co-location of additional antennas, will require a new use permit.

3. The proposed antennas shall match the existing antennas on the existing Police communications tower.

4. The wireless device shall be removed within 30 days of discontinuance of use.

HISTORY & FACTS:

March 5, 2002 — BA020020: The Hearing Officer approved an:

a. Use Permit to allow a 160' radio communications tower.
b. Variance to reduce south property line setback from 160' – 10'-4"

DESCRIPTION:

Owner – City of Tempe
Applicant – Alan Wawrzyniak/Patriot Tower
Existing Zoning – GID, General Industrial District
Existing Tower Height – 150'
Proposed Tower Height –150'
Antenna Array Info – (2) 14'-0" Omni Antennas
(3) 9'-0" Omni Antenna
(1) 3'-0" Microwave Dishes

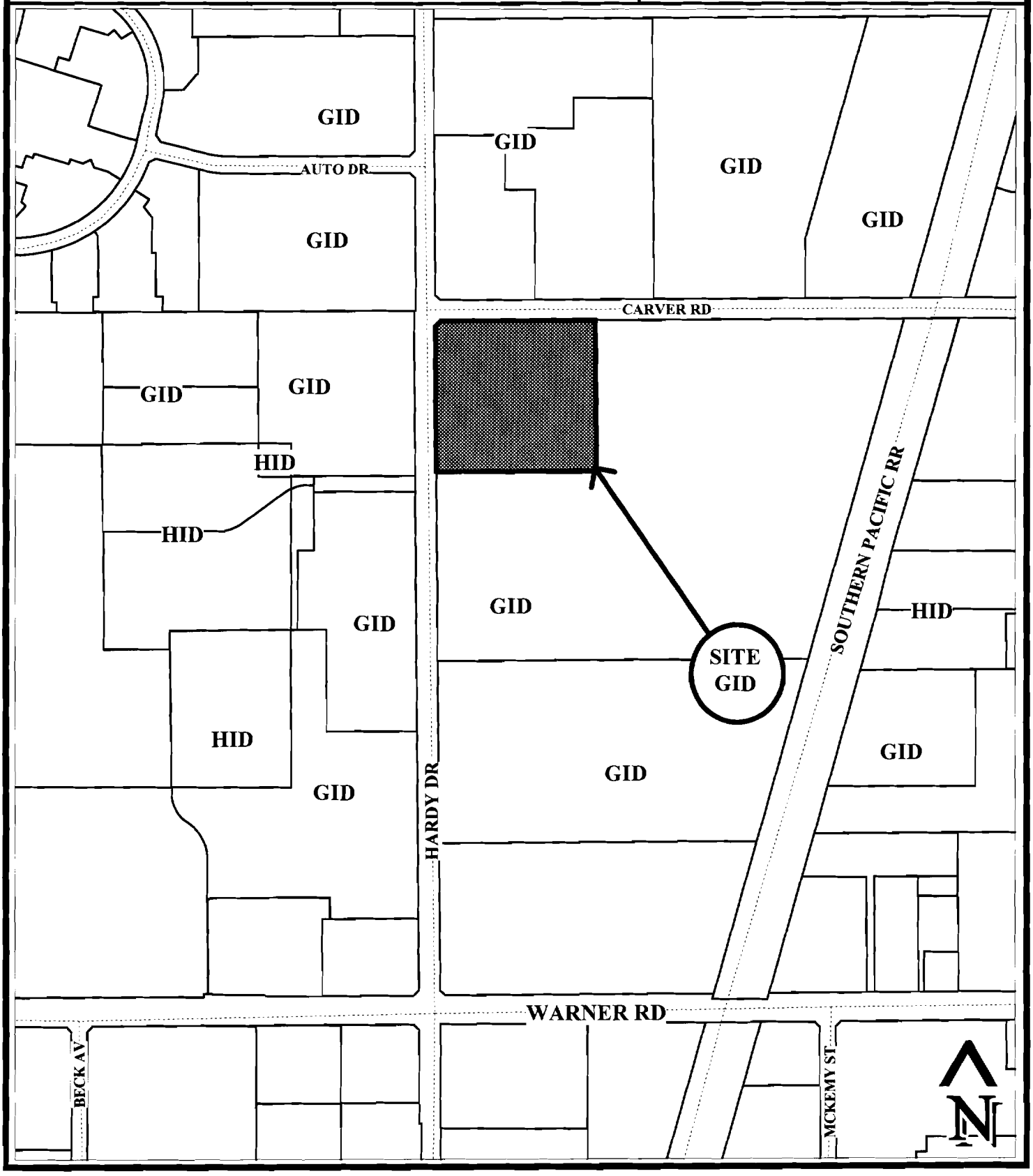
ZONING AND
DEVELOPMENT
CODE REFERENCE:

Part 3, Section 3-302 – Permitted Uses in Office/Industrial Districts
Part 3, Section 3-421 – Wireless Telecommunications Facilities
Part 6, Section 6-308 – Use Permit.

Tempe

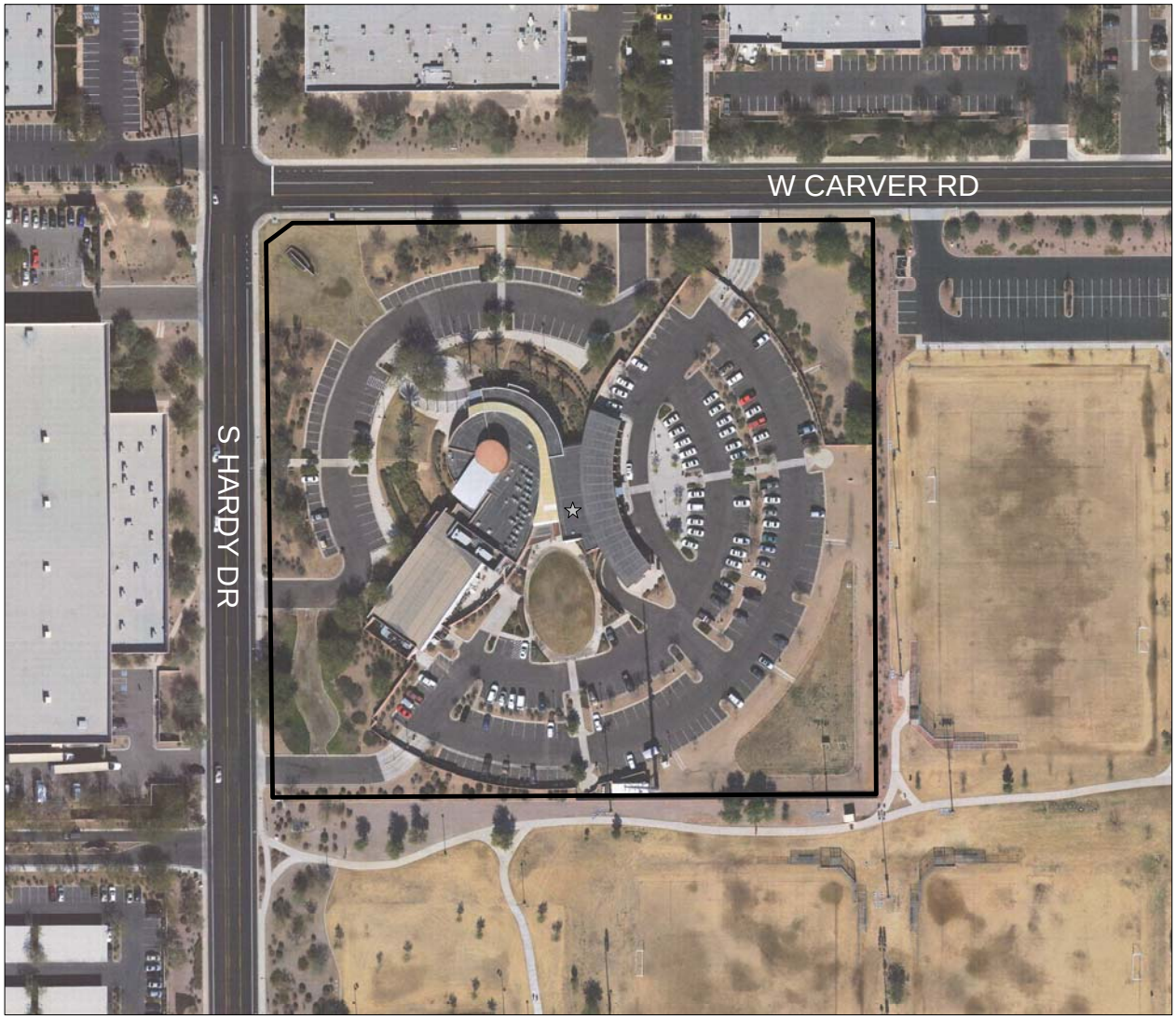
TEMPE POLICE DEPARTMENT SOUTH SUBSTATION - MOTOROLA

PL070447



Location Map

ATTACHMENT 1



TEMPE POLICE DEPARTMENT SOUTH SUBSTATION - MOTOROLA (PL070447)

PATRIOT
TOWER

October 8, 2007

City of Tempe Planning Department
31 East 5th Street
Tempe, AZ 85280

Re: Letter of Explanation for Proposed City of Tempe Public Safety Communications Site addition at Tempe Police Department South Substation.

Dear City Planner,

As the City of Tempe continues to grow, the need for a Public Safety Communications system that will provide the coverage needed to keep its citizens and visitors safe is also growing. The following sites are part of the solution to this need. Below I will give a complete description of each site as well the justification for the placement the site.

Tempe PD South Substation – 8201 S. Hardy Drive, Tempe.

The existing communications site is located in the secured parking area of the Tempe PD South Substation. The proposed antennas that will be placed on this existing site are as follows: (2) 14' omni antennas (specifications attached), (3) 9' omni antennas and (1) 3' MW dish.

The purpose of this site is for Public Safety Communications as part of the City of Tempe and Phoenix Regional Wireless Network. The proposed site will be a communications site with restricted vehicular and pedestrian traffic typically on an as needed basis for general maintenance and emergency situations. Since Tempe PD South Substation is an existing communications site, the proposed site will not cause any nuisance greater than that of existing ambient conditions. Because the nature of this site is for the safety and well being of the surrounding neighborhood, it will not contribute to the deterioration of the surrounding neighborhood or be in conflict with the objectives and policies of the City of Tempe. The proposed antennas to be placed on the existing 150' monopole will be of similar size, type and use to the surrounding antennas and will not cause any disruptive behavior that would create a nuisance to the surrounding area or general public.

9319 N 94th Way, Suite 500, Scottsdale, Arizona 85258 - (480) 421-0234

PATRIOT
TOWER

In closing, I look forward to working with the City of Tempe Planning Department in moving these vital Public Safety sites forward and adding to the future vision of Tempe as a safe place to live, work and visit. If you have any questions concerning this project please contact me at any time.

Thank you,

Alan Wawrzyniak

Alan Wawrzyniak
Site Development Manager
Patriot Tower
480-262-9146 (c)
480-421-0234 (o)
awawrzyniak@patriot-tower.com

ATTACHMENT 5

ABBREVIATIONS & SYMBOLS

A.B.	–ANCHOR BOLT(S)	L.L.H.	–LONG LEG HORIZONTAL
@	–AT	L.L.V.	–LONG LEG VERTICAL
ABC	–AGGREGATE BASE COURSE	LOC.	–LOCATION
A/C	–AIR CONDITIONING	LT.–LGT.	–LIGHT
ACI	–AMERICAN CONCRETE INSTITUTE	LWC	–LIGHT WEIGHT CONCRETE
ADDN'L.	–ADDITIONAL	MACH	–MACHINE
ADJ.	–ADJUSTABLE	MAS.	–MASONRY
AFF	–ABOVE FINISH FLOOR	MAT'L	–MATERIAL
AISC	–AMERICAN INSTITUTE OF STEEL CONSTRUCTION	MAX.	–MAXIMUM
A.M.S.L.	–ABOVE MEAN SEA LEVEL	M.B.	–MACHINE BOLT
ANCH.	–ANCHOR	MECH.	–MECHANICAL
APPROX.	–APPROXIMATE	MEMBR.	–MEMBRANE
ARCH'T	–ARCHITECT OR ARCHITECTURAL DOCUMENTS	MEZZ.	–MEZZANINE
ASTM	–AMERICAN SOCIETY FOR TESTING AND MATERIALS	MFR.	–MANUFACTURER
AWG	–AMERICAN WIRE GAUGE	MGR	–MANAGER
AWS	–AMERICAN WELDING SOCIETY	MID.	–MIDDLE
AVG	–AVERAGE	MIN.	–MINIMUM
BLDG.	–BUILDING	MISC	–MISCELLANEOUS
BLK.	–BLOCK	MO	–MASONRY OPENING
BM.	–BEAM	MOE (psi)	–MODULES OF ELASTICITY
BOT. OR B.	–BOTTOM	MPE	–MECHANICAL, PLUMBING, ELECTRICAL
BRG.	–BEARING	MTL	–METAL
BRK.	–BRICK	N. OR NO	–NORTH
BTWN.	–BETWEEN	NA	–NOT APPLICABLE
BW	–BUTT WELD	NAAMM	–NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS
CALCS	–CALCULATIONS	NF	–NEAR FACE
CANT.	–CANTILEVER	NIC	–NOT IN CONTRACT
C–C	–CENTER TO CENTER	No. OR #	–NUMBER
CEIL. OR CLG.	–CEILING	NS	–NEAR SIDE
C.I.P.	–CAST IN PLACE	N–S	–NORTH
C.J.	–CONTROL JOINT OR CONSTRUCTION JOINT	N.T.S.	–NOT TO SCALE
C.L.	–CHAIN LINK FENCE	O.C. OR O/C	–ON CENTER
CL OR CLR	–CLEAR	O.D.	–OUTSIDE DIAMETER
C.M.U.	–CONCRETE MASONRY UNIT	O.F.	–OUTSIDE FACE
℄	–CENTER LINE	O.H.	–OVERHANG
CLOS.	–CLOSURE	OPNG.	–OPENING
CLR.	–CLEAR	OPP	–OPPOSITE
COL.	–COLUMN	OPP HD	–OPPOSITE HAND
CONC.	–CONCRETE	PCI	–PRESTRESSED CONCRETE INSTITUTE
CONN.	–CONNECTION	P.C. OR P/C	–PRECAST
CONSTR.	–CONSTRUCTION	PCF	–POUNDS PER CUBIC FOOT
CONT.	–CONTINUE OR CONTINUOUS	PEN	–PENETRATION
CONTR.	–CONTRACTOR	PL	–PLATE
CTR. OR CNTR.	–CENTER	PERP.	–PERPENDICULAR
CTR'D.	–CENTERED	P.L.	–PROPERTY LINE
DBL.	–DOUBLE	PLF	–POUNDS PER LINEAL FOOT
DEPR.	–DEPRESSION	PLYWD	–PLYWOOD
DET OR DTL	–DETAIL	PP	–PANEL POINT OR PARTIAL PENETRATION
DIA. OR ø	–DIAMETER	PR	–PAIR
DIAG.	–DIAGONAL	PRELIM	–PRELIMINARY
DIM.	–DIMENSION	PROJ.	–PROJECT
DL	–DEAD LOAD	PROP	–PROPERTY
DN.	–DOWN	PSI	–POUNDS PER SQUARE INCH
DP	–DEEP OR DEPTH	PT	–PRESSURE TREATED
DWG.	–DRAWING(S)	R. OR RAD.	–RADIUS
DWL.	–DOWEL	R	–RISER (STAIR)
E	–EAST	REINF.	–REINFORCED OR REINFORCING
EA.	–EACH	REQ'D.	–REQUIRED
E.F.	–EACH FACE	RM	–ROOM
E.J.	–EXPANSION JOINT	R.O.	–ROUGH OPENING
E. OR ELEC'L	–ELECTRICAL	S OR SO	–SOUTH
EL. OR ELEV.	–ELEVATION	S (or)	–SECTION MODULES
ENGR	–ENGINEER	SCHED.	–SCHEDULE
EQ.	–EQUAL	SECT	–SECTION
EQUIP.	–EQUIPMENT	SGC	–SAND, GRAVEL, COBBLES SOIL LAYER
ES	–EACH SIDE	SHTHG	–SHEATHING
EW	–EACH WAY	SH. OR SHT	–SHEET
E–W	–EAST – WEST	SIM.	–SIMILAR
EXC	–EXCAVATE	SLV	–SLEEVE OR SHORT LEG VERTICAL
EXIST.	–EXISTING	SLH	–SHORT LEG HORIZONTAL
EXP.	–EXPANSION	SJI	–STEEL JOIST INSTITUTE
EXT.	–EXTERIOR	SOG	–SLAB ON GRADE
FAB.	–FABRICATE	SP OR SPCS	–SPACES
FND	–FOUNDATION	SPCG	–SPACING
F.F.	–FAR FACE	SPEC.	–SPECIFICATION
FIN.	–FINISH	SQ.	–SQUARE
FLG.	–FLANGE	SS	–STAINLESS STEEL
FLR.	–FLOOR	STD.	–STANDARD
FLUOR.	–FLUORESCENT	STIFF.	–STIFFENER
F.O.M.	–FACE OF MASONRY	STL	–STEEL
FRMG.	–FRAMING	STRUCT.	–STRUCTURE OR STRUCTURAL
FS	–FAR SIDE	SUSP.	–SUSPENDED
FT.	–FOOT–FEET	S.V.	–SHEET VINYL
FTG.	–FOOTING	SYMM.	–SYMMETRICAL
FW	–FILLET WELD	T.	–TOP OR TREAD (STAIR)
FY	–YIELD STRESS OF STEEL	T & B	–TOP AND BOTTOM
GA.	–GAGE OR GAUGE	T & G	–TONGUE AND GROOVE
GALV.	–GALVANIZED	THK	–THICK OR THICKNESS
GC OR GEN CONTR.	–GENERAL CONTRACTOR	THKND	–THICKENED
GLU–LAM	–GLUE LAMINATED	THRU	–THROUGH
GR OR GRD	–GRADE	TL	–TOTAL LOAD
GRND	–GROUND	TMND	–TINNED
G.S.N.	–GENERAL STRUCTURAL NOTES	TOC	–TOP OF CONCRETE
GWB	–GYPSUM WALL BOARD	T.O.M.	–TOP OF MASONRY
GYP. BD.	–GYPSUM BOARD	TOPG	–TOPPING
H.A.S.	–HEADED ANCHOR STUD	TOS	–TOP OF STEEL
HARD'WD	–HARDWOOD	TR	–TRUSS
HORIZ.–HOR.	–HORIZONTAL	TYP.	–TYPICAL
HR	–HOUR	UBC	–UNIFORM BUILDING CODE
H.S.	–HIGH STRENGTH	U.N.O.	–UNLESS NOTED OTHERWISE
HT.	–HEIGHT	VERT.	–VERTICAL
HVAC	–HEATING, VENTING AND AIR CONDITIONING	VIF	–VERIFY IN FIELD
I (or)	–MOMENT OF INERTIA	VT	–VINYL TILE
ICBO	–INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	W	–WEST
I.D.	–INSIDE DIAMETER	W/	–WITH
I.F.	–INSIDE FACE	WIN	–WINDOW
IN.	–INCH	W/O	–WITHOUT
INCL.	–INCLUDE	WD	–WOOD
INFO	–INFORMATION	W.P.	–WORKING POINT
INSUL.	–INSULATION	WT.–WGT.	–WEIGHT
INT.	–INTERIOR	W.W.F. OR W.W.M.	–WELDED WIRE FABRIC
JT.	–JOINT	X–BRACE	–CROSS BRACING
K	–KIP = 1000 LBS.	X–STRONG	–EXTRA STRONG
LB OR #	–POUND(S)	XX–STRONG	–DOUBLE EXTRA STRONG
LG.	–LONG		
LL	–LIVE LOAD		

△ REVISION

100 ROOM NUMBER

SECTION REFERENCE

① KEY NOTES

1 KEYED NOTES

1/A-1 DETAIL REFERENCE

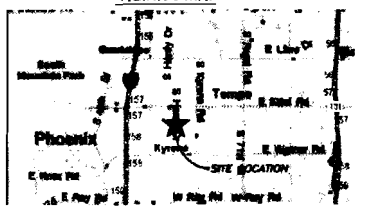
1/A-1 ELEVATION REFERENCE

NORTH ARROW

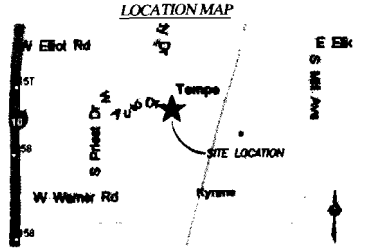
MOTOROLA

SITE NAME:
TEMPE PD SOUTH

VICINITY MAP



LOCATION MAP



DRIVING DIRECTIONS FROM MOTOROLA (CHANDLER)

GEODETIC COORDINATES

CENTER OF PROPOSED TOWER:
NAD 83: LATITUDE: 33° 20' 24.77" N
NAD 83: LONGITUDE: -111° 57' 24.77" W
NAVD 88 GROUND ELEVATION: 1205' AMSL

PROJECT INFORMATION

OWNER:
CITY OF TEMPE
31 E. FIFTH ST.
TEMPE, AZ 85281

ASSESSOR'S PARCEL NUMBER
301-53-006

APPLICANT:
MOTOROLA
2501 SOUTH PRICE ROAD
CHANDLER, AZ 85286
PHONE: 480.732.6202

CONSULTING TEAM

ENGINEER:
PATRIOT TOWERS, INC
9319 N. 94TH WAY
SUITE 300
SCOTTSDALE, AZ 85258
PHONE: 480.421.0234
FAX: 866.709.0066
www.PATRIOT-TOWER.com

PROJECT DESCRIPTION

ADDING TWO (2) TX ANTENNAS AND THREE (3) RX ANTENNAS TO EXISTING 150-0" MONOPOLE. IN ADDITION ADDING ONE NEW 1 MICROWAVE DISH.

PROJECT DATA

JURISDICTION	CITY OF TEMPE
ZONING	I-1
USE	-
INTERNATIONAL BUILDING CODE	2003 EDITION
NATIONAL ELECTRIC CODE	2003 EDITION
INTERNATIONAL MECHANICAL CODE	2003 EDITION
UNIFORM FIRE CODE	2003 EDITION

CALL BEFORE YOU DIG!

ARIZONA LAW REQUIRES 72 HOURS NOTICE FOR CONSTRUCTION PHASE STOP!

ARIZONA BLUE STAKE 1-800-782-5348

SHEET INDEX

TITLE:	DESCRIPTION:
T-1	TITLE SHEET, VICINITY MAP & GENERAL INFORMATION
CIVIL CONSTRUCTION:	
Z-1	SITE PLAN
Z-2	ENLARGED EXISTING SITE PLAN
Z-3	ELEVATIONS
Z-4	ANTENNA DETAILS/COAX LABELING

REVIEW SIGNATURES

DEPARTMENT	INITIALS	DATE
PATRIOT SITE ACQUISITION		
PATRIOT CONSTRUCTION		
ZONING		
R.F. ENGINEER		
OPS		
MOTOROLA CONSTRUCTION		
OWNER/LANDLORD		
OTHER		

MOTOROLA
2501 SOUTH PRICE ROAD
CHANDLER, AZ 85286
Phone: 480.732.6202
www.MOTOROLA.com

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SCALE IS BASED ON 24 X 36 "D" SIZE (11x17 FORMAT IS NOT TO SCALE)

DRAWN BY: L.Z.

APPROVED BY: D.G.

SUBMITTALS

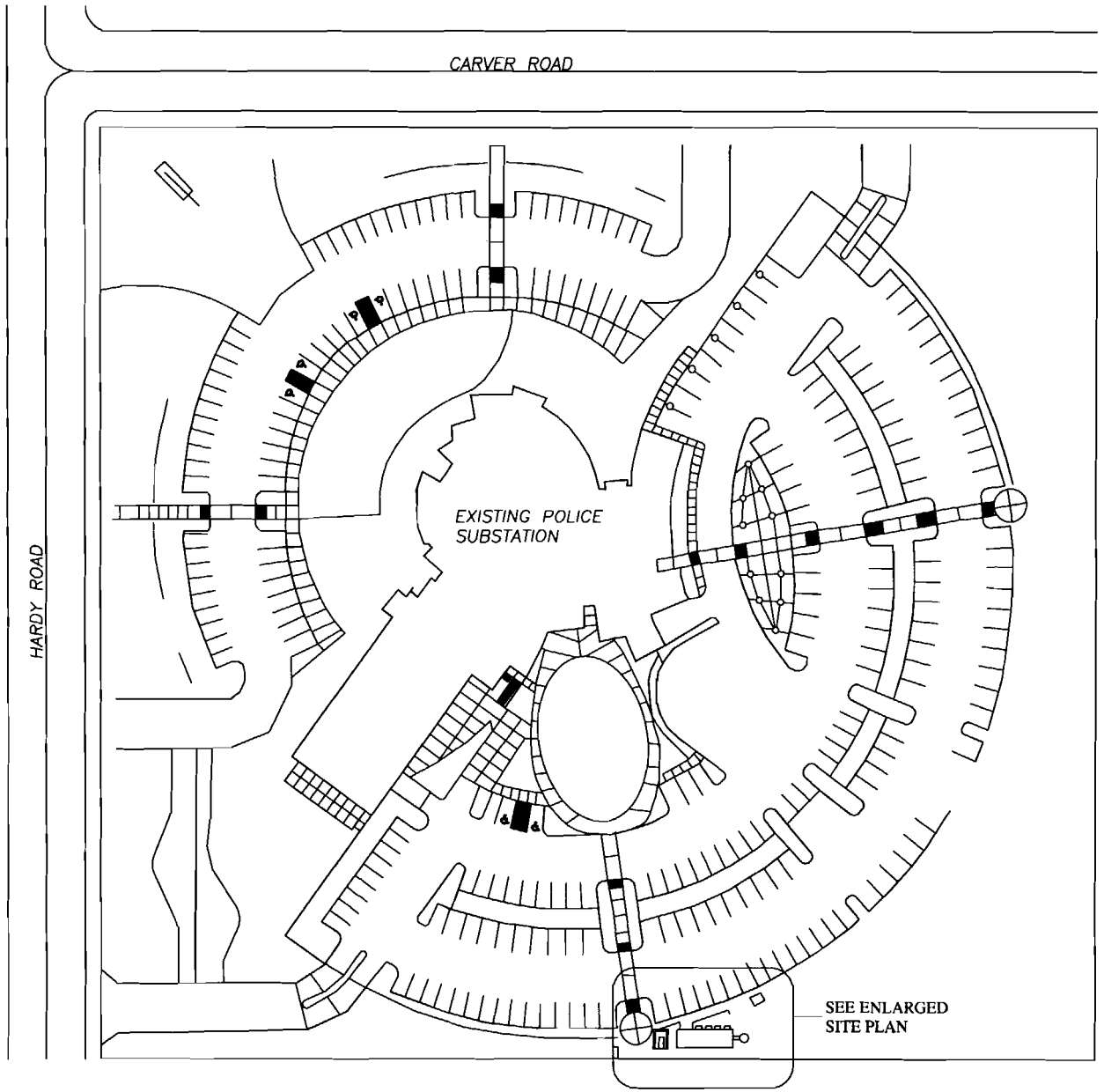
REV.	DATE	DESCRIPTION	BY
1	9/27/07	REVISION	L.K.

SITE NAME:
TEMPE POLICE DEPARTMENT SOUTH SUBSTATION

SITE ADDRESS:
8201 S. HARDY DR.
TEMPE, AZ 85284

SHEET TITLE
ZONING TITLE SHEET, VICINITY MAP & GENERAL INFORMATION

T-1



SITE PLAN

SCALE: 1/8" = 1'-0"

1

MOTOROLA
2501 SOUTH PRICE ROAD
CHANDLER, AZ 85248
Phone 480.732.6202
www.MOTOROLA.com

PATRIOT TOWERS
8019 N. 84TH WAY
SUITE 500
SCOTTSDALE, AZ 85258
Phone 480.421.0234 Fax 866.709.0066
www.PATRIOT-TOWER.com

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SCALE IS BASED ON 24 X 36 "D" SIZE (11x17 FORMAT IS NOT TO SCALE)

DRAWN BY: L.Z.

APPROVED BY: D.G.

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	9/27/07	REVISION	L.K.

SITE NAME:

TEMPE POLICE DEPARTMENT SOUTH SUBSTATION

SITE ADDRESS:

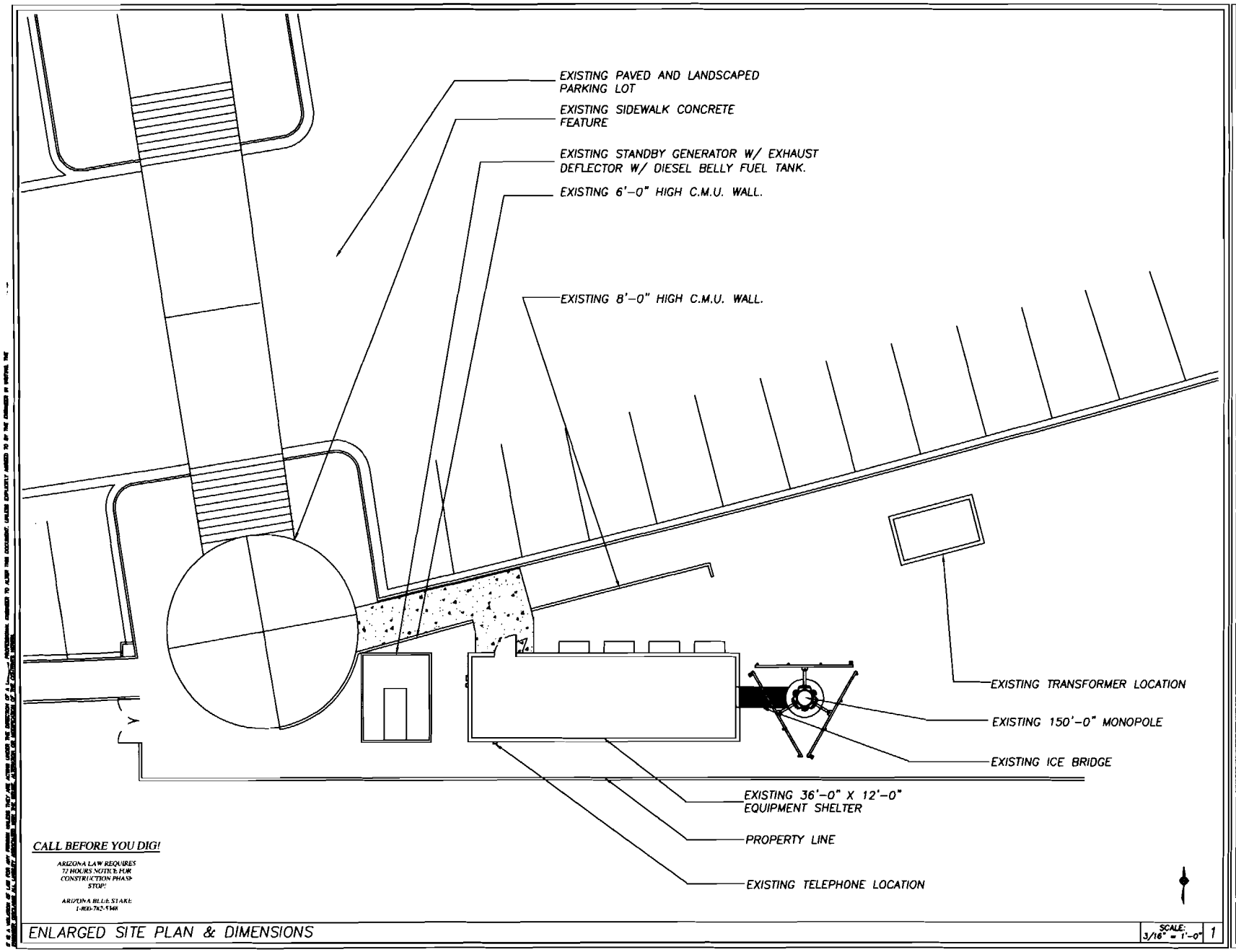
6301 S. HARDY DR.
TEMPE, AZ 85284

SHEET TITLE:

SITE PLAN

Z-1

ATTACHMENT 6



ENLARGED SITE PLAN & DIMENSIONS

SCALE: 3/16" = 1'-0" | 1

MOTOROLA
2501 SOUTH PRICE ROAD
CHANDLER, AZ 85248
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SCALE IS BASED ON 24 X 36 "D" SIZE (11x17 FORMAT IS NOT TO SCALE)

DRAWN BY: L.Z.

APPROVED BY: D.G.

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	9/27/07	REVISION	L.K.

SITE NAME:

TEMPE POLICE DEPARTMENT SOUTH SUBSTATION

SITE ADDRESS:

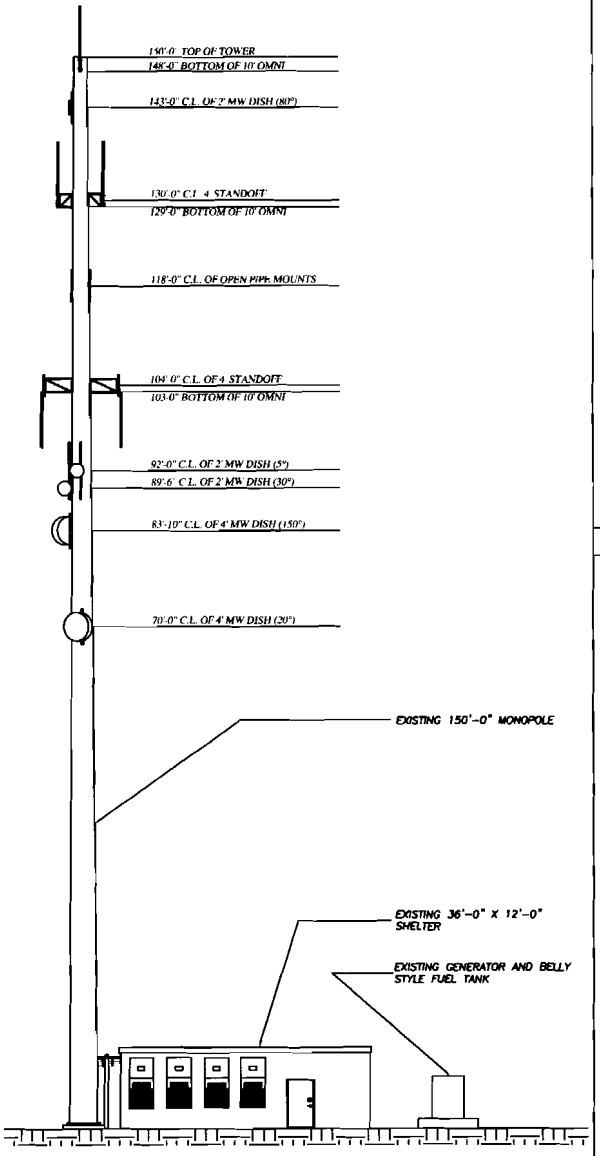
6301 S. HARDY DR.
TEMPE, AZ 85284

SHEET TITLE

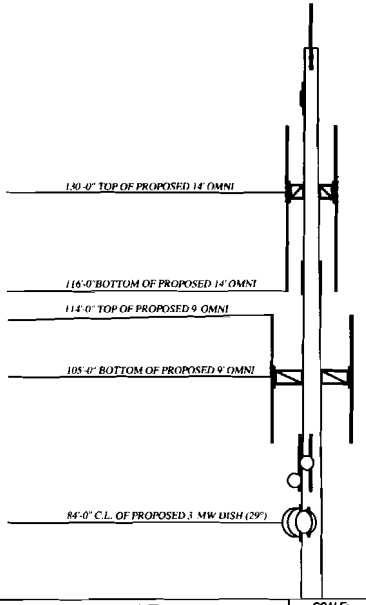
ENLARGED SITE PLAN

Z-2

ATTACHMENT 7



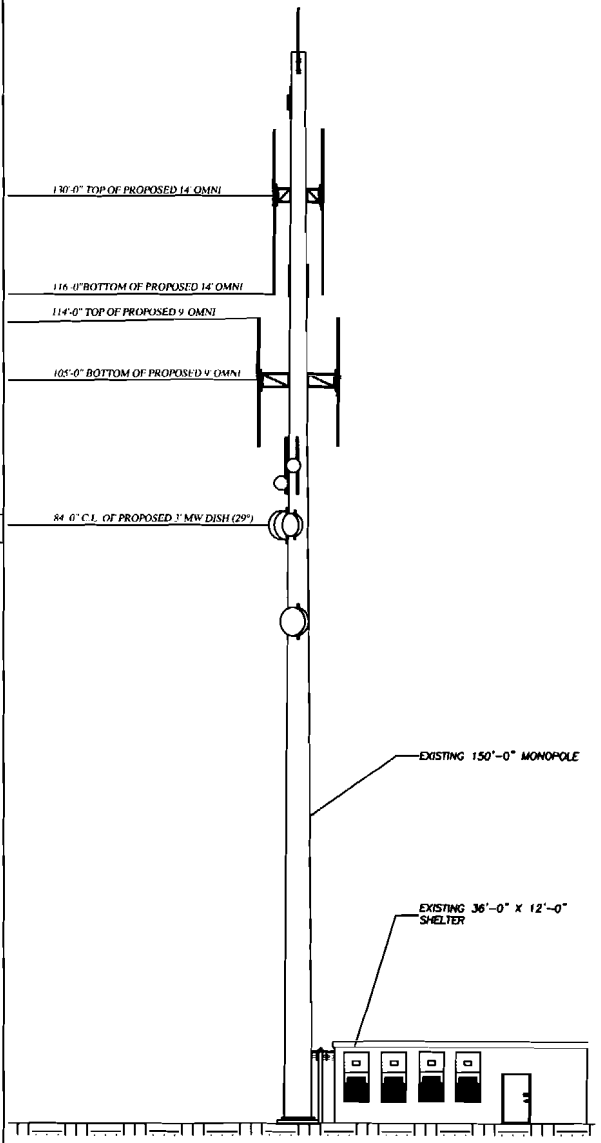
ENLARGED COMPOUND ELEVATION | SCALE: 1/8" = 1'-0" | 3



ANTENNA ELEVATION | SCALE: 1/8" = 1'-0" | 1

NOT USED | SCALE: N/A | 2

NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL PERSONNEL WORKING ON THE TOWER WEAR AN APPROVED AND OPERATIONAL HARDH DEVICE AS WELL AS OTHER APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE)



PROPOSED ELEVATION | SCALE: 1/8" = 1'-0" | 1

MOTOROLA
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SCALE IS BASED ON 24 X 36 "D" SIZE (11x17 FORMAT IS NOT TO SCALE)

DRAWN BY: L.Z.
APPROVED BY: D.G.

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	9/27/07	REVISION	L.K.

SITE NAME:
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SITE ADDRESS:
6901 S. HARDY DR.
TEMPE, AZ 85284

SHEET TITLE
ELEVATIONS

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ATTACHMENT 8

ATTACHMENT 9

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